



*Bernard C. "Jack" Young
Mayor*

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman

STAFF REPORT



*Chris Ryer
Director*

August 13, 2019

REQUEST: Final Review- Construct eight-story addition at rear of historic building.
Alterations to existing buildings.

ADDRESS: 1001-1003 North Charles Street

PETITIONER(S): City House, Owner
SM+P, Architect

STAFF: Caitlin Audette

RECOMMENDATION: Conditional Approval

SITE/HISTORIC DISTRICT:

General Area: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the historic district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends from 1810 to 1945.

Site Conditions: The subject area is composed of two buildings on one consolidated lot along N. Charles Street. The two historic buildings are connected via a one-story hyphen. The building at 1001 N. Charles Street is located at the northeast corner of N. Charles and E. Eager Streets. This corner property is a three-bay, four-story unpainted masonry building with a series of rear appendages that range from three to one-story in height. The building includes a non-historic storefront that wraps around the corner of the first floor and a historic mansard roof with three pediment capped dormers. Additional architectural features include decorative lintels at the second floor, large banded signage connecting the two buildings, and a contemporary cornice above the sign. The Eager Street elevation is less decorative with additional storefronts at the first floor, one window on the upper level, and a black metal fire escape. The rear appendage includes a solid door, shutter-covered window openings, and large shutters blocking a second-floor patio.

The property dates to the mid-1800s and retains the same general footprint with a large two-story rear appendage and a one-story area fronting Eager Street. The fourth-floor mansard roof was added between 1890 and 1901. The 1890s Sanborn Map shows that the building housed a drugstore, though it was likely originally built as a single-family home. The property housed a

variety of commercial enterprises in the intervening years including stores and restaurants. In the 1970s the property was Dilly's Luncheonette. Following this use it was converted to a bar. Following its purchase in the early 1990s, the then owner opened "Central Station" an earlier name for the current Grand Central, for which the existing signage was approved in 2003.

1003 N. Charles Street is a three-bay, three-story unpainted masonry building. The first floor has been heavily altered over the years with a number of different storefront designs. A one-story appendage along N. Charles Street dates to the early 1900s, though it was altered in the late 20th century to connect to 1001 N. Charles Street. The building features a contemporary cornice at the first floor, decorative lintels at the second floor and a modest cornice at the third floor. The first-floor hyphen is capped by a contemporary decorative metal railing.

The building was initially constructed as a dwelling in the mid-1800s, as shown in the 1869 E. Sachse & Co. Bird's Eye View of the City of Baltimore. Following other commercial uses, the property was converted to a restaurant and bar in the mid-20th century.

BACKGROUND

- The buildings have both had extensive alterations, most of which date to the early and mid-1900s as the buildings changed commercial uses. Signage and storefront design have been approved by CHAP in the 1990s and 2000s.
- At the May 2019 CHAP hearing the Commission approved the following motion:
 - *Concept approval of the mass and scale with the conditions outlined below. Details of design should return to the full commission.*
 - *Restoration of historic corner building*
 - *The proposal to replace the existing asphalt shingles at the mansard roof with standing seam metal is inappropriate and a slate or faux slate should be employed.*
 - *Maintain original dormer configuration at 1001 N. Charles.*
 - *The introduction of new windows on Eager Street does not meet our guidelines which state that no new openings can be installed on street elevations.*
 - *Compelling evidence will be required to show that painting the building masonry is necessary.*
 - *New Construction*
 - *Design should be simplified and distinguish from the historic architecture.*
- In July the applicant provided updated drawings for review by staff and a limited number of commissioners for feedback on the design. The ad hoc group made the following comments;
 - *General Comments*
 - *The elevations don't address the street slope which exists on both Charles and Eager, please incorporate these into the design and drawings.*
 - *Confusion about how floor plans align in plan, but don't appear to do so in elevation given location of sill/head locations.*

- *1001 N. Charles Street*
 - *The committee would like to see the retention of the cut corner and column at Charles and Eager Streets.*
 - *How does the existing punched window on the Eager Street elevation of the historic building interact with the proposed new openings? Does it need to be infilled and then all six openings are new?*
- *New Construction*
 - *The design uses many ideas from the provided precedent images, which makes the overall project less cohesive – i.e. the various “rooftop additions”, railings, storefront openings, etc.*
 - *The tops to the various components should more closely align.*
 - *The group supported design consistency for the two 4th floor “additions” (at 1003 N. Charles and new construction)*
 - *The committee questioned the multiple types of railing found throughout the project and would support a more unified approach.*
 - *Would like 4th floor windows on north/east elevations if possible by code.*

PROPOSAL

The applicant proposes the demolition of the rear of 1001-1003 N. Charles Street to allow for the construction of a new eight-story addition to the historic buildings fronting on Charles Street. The new addition will include a small area of frontage on Charles Street, where the existing hyphen is proposed for demolition and replacement with a three-story glass curtain wall. The applicant also proposes a fourth-story addition at 1003 N. Charles Street, the introduction of windows on the Eager Street elevation of 1001 N. Charles, the painting of the historic buildings, and a new storefront. The design has changed since the concept hearing with modifications to the design of the addition, including the Eager Street storefront.

APPLICATION OF GUIDELINES

CHAP staff applied Chapter 2: Design Guidelines for Additions, New Construction, and Non-Contributing Buildings and relevant portions of Chapter 1: Design Guidelines for Building Exteriors. These were used rather than the Mount Vernon Design Guidelines for New Construction, as the Mount Vernon Guidelines specifically state the following, “These guidelines are not to be used for additions to contributing and non-contributing buildings and structures.”

- **Guidelines 2.1 Guiding Principles for New Design:**
 - The guidelines state, “Contemporary architectural design that reflects its current time, place, use, and culture is accepted, provided the design is compatible with the character of the historic district.” The proposed design uses contemporary architectural design for the addition and alterations.
- **Guideline 2.2 Site Design:**
 - This guidelines states, “New construction at corners or abutting public spaces requires special consideration in the design of entrances and multiple publicly visible facades.” This property, located at the corner of North Charles and East Eager Streets, has a prominent position and as such both the Charles Street and

Eager Street designs need to be carefully considered. The proposal has been updated at the storefront at the new construction of Eager Street with a new steel and glazed form that is slightly recessed. The use of a consistent storefront design at the masonry buildings and a similar design at the steel recessed portion of the Eager Street elevation meets this guideline.

- Guideline 2.3 Scale and Form:
 - This section includes guidance for new construction and additions regarding characteristic rhythmic features such as proportions of solid to void and existing bays, fenestration patterns, etc. The proposed new construction includes primarily curtain walls, with a small area of punched openings along Eager Street. The punched openings maintain the rhythm of the street, while the curtain walls are a contemporary design feature that is appropriate given the large massing of the building.
- Guideline 2.4.1 Building Entrances:
 - The guideline states that new entrances should be designed to enhance the connection between the street and the building interior. The storefront entries found at both the new construction and historic building maintain a consistent pattern in an area of the building that has been heavily modified since its construction.
- Guideline 2.5 Materials and Detailing:
 - The proposal includes information on materials which include the following;
 - New Construction – Trespa Panels, wood soffits and decks, blackened steel, zinc panels, and steel railings.
 - The use of the proposed contemporary materials appears to meet this guideline, as the materials are contemporary, but compatible with the wide range of historic and non-historic materials found in the immediate vicinity which include, brick, stone, and stucco.
 - More information is needed about the proposed materials, including physical samples. Additionally, information on the proposed windows and curtain wall will need to be reviewed.
- Guideline 1.18 Alterations and Additions:
 - The guideline states the following, “Retain historic character defining features when planning alterations and additions to historic buildings.” The corner entry at 1001 N. Charles currently features remnants from a corner entry including a corner column. The existing configuration dates to at least the 1970s when the neighborhood survey documented a corner entry. The proposed removal of this historic feature, most notably the column, does not meet this guideline.
- Guideline 1.10.3 Masonry Painting:
 - The application proposes painting the historic brick at 1001 and 1003 N. Charles Street. The proposal to paint the historic red brick at 1001 N. Charles does not meet this guideline, which states, “Masonry that has never historically been painted should not be painted.” The masonry at 1003 N. Charles has been painted in the past, as shown in a 1975 photo; however, the paint has been removed and the historic red brick exposed. The guideline also states, “Where appropriate, coat soft and damaged (sandblasted) brick with a masonry paint to prevent deterioration.” While this may be approved if the condition is found, the

red brick found at both buildings is a character-defining feature. If the brick needs a protective layer, staff recommends the use of a clear coating on both buildings that allows the historic red brick to remain visible.

- Guideline 1.5 Alternative Materials:
 - The application proposes the use of faux slate at the mansard roof at 1001 N. Charles Street where the existing material is asphalt shingles. The use of faux slate can be approved based upon a review of the specific proposed material. This step will need to be completed.

NEIGHBORHOOD COMMENTS

The Mount Vernon ARC was informed of the proposal. No response has been received to date.

ANALYSIS

CHAP staff finds the proposed design generally meets CHAP guidelines, with the below conditions.

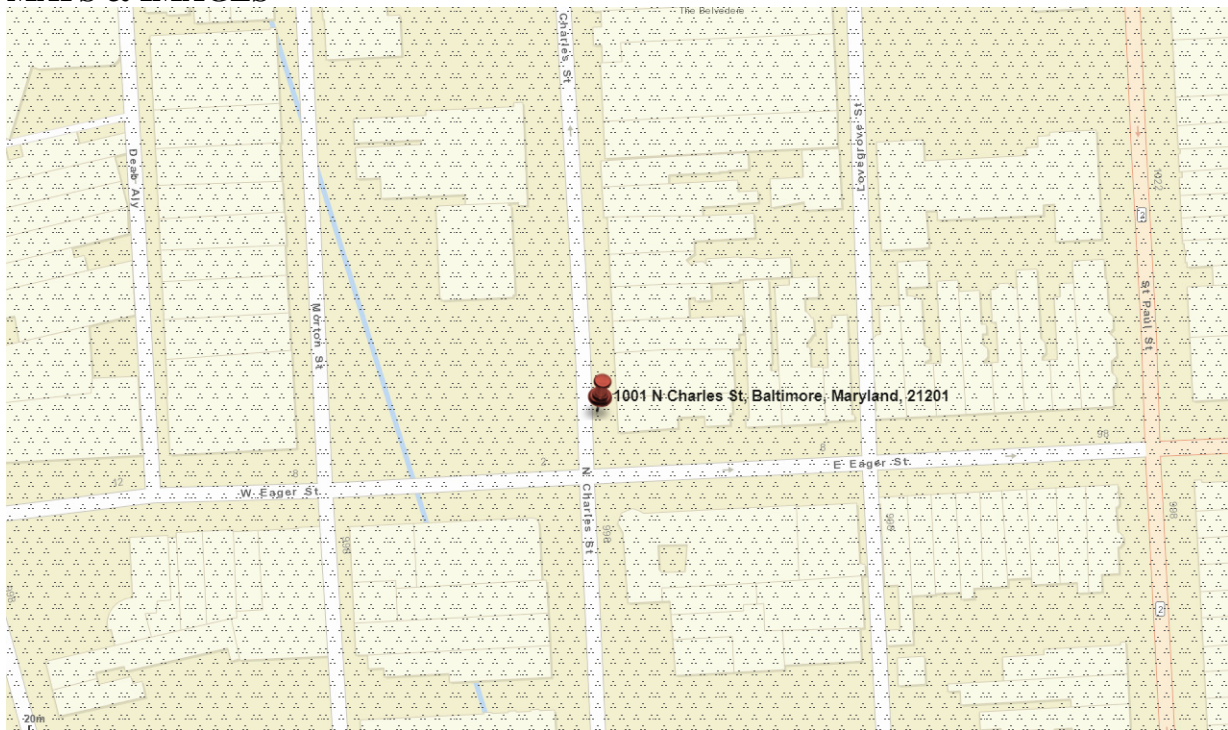
- 1001 N. Charles – Restoration of the remaining historic elements of the building should be the goal.
 - The introduction of new windows on Eager Street does not meet CHAP guidelines, which state that no new openings can be installed on street elevations. Furthermore, to achieve these openings, the single existing opening may need to be infilled to create standard window openings. Clarification on this is needed.
 - Staff finds that painting the historic red brick is unnecessary and contrary to the guidelines and re the use of a protective clear coat instead.
 - The historic column at the corner entry should be retained and incorporated into the storefront design.
- 1003 N. Charles – Restoration of the remaining historic elements of the building should be the goal.
 - Staff finds that painting the historic red brick is unnecessary and contrary to the guidelines and recommends the use of a protective clear coat instead.
- New Construction - More detailed information on the proposed materials is needed.

RECOMMENDATION

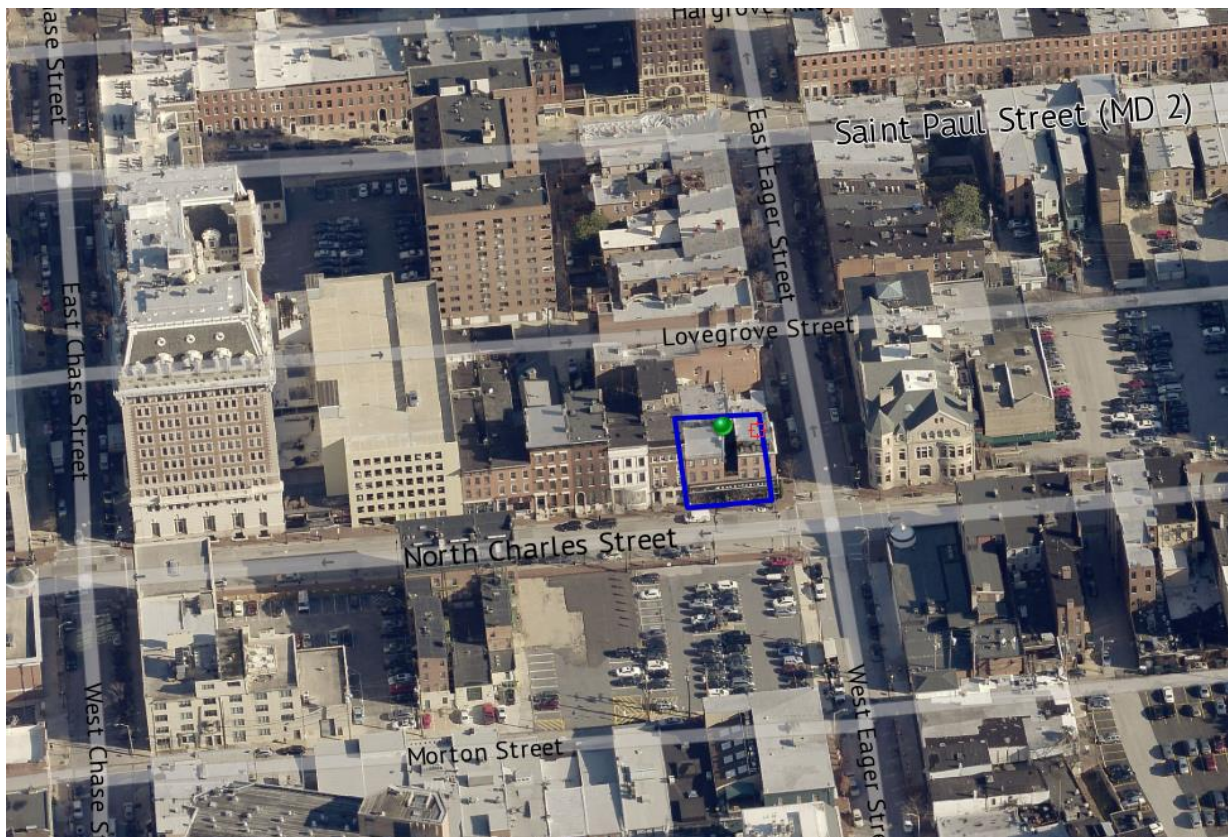
Staff recommends approval of the proposed design with the conditions outlined above. Information regarding materials and addressing the conditions should return to the full commission.

Eric Holcomb
Director

MAPS & IMAGES



1001-1003 N. Charles Street within Mount Vernon Historic District



Aerial view of 1001-1003 N. Charles Street.



1975 Photo of 1001 N. Charles Street from CHAP survey.



1975 photo of 1003 N. Charles Street from CHAP Survey



View of 1001-1003 N. Charles Street as seen from opposite corner of N. Charles and Eager.



View of 1001-1003 N. Charles Street as seen from opposite side of N. Charles Street.



Detail of brick at front elevation of 1003 N. Charles Street.



Detail of brick at front elevation of 1001 N. Charles Street